

STAFF REPORT

March 22, 2001

No. 01PL006 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

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| PETITIONER | D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce |
| REQUEST | No. 01PL006 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1 Acre |
| LOCATION | At the intersection of Sweetbriar Street and Knox Street |
| EXISTING ZONING | Suburban Residential District (County) |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (County) |
| South: | Suburban Residential District (County) |
| East: | Suburban Residential District (County) |
| West: | Suburban Residential District (County) |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be **approved with the following stipulations:**

Engineering Division Recommendation:

1. **Prior to City Council approval of the Final Plat, a note shall be placed on the plat stating that the lowest opening elevation(s) of all new structures shall be located a minimum of one foot above the street elevation;**

County Highway Department Recommendation:

2. **Prior to City Council approval of the Final Plat, the applicant shall enter into an agreement with Pennington County to insure that the applicant's portion of the road improvements along Sweetbriar Street are completed once the County has completed its portion of the improvements;**
3. **Prior to City Council approval of the Final Plat, the plat shall be revised to show a twenty-five (25) foot wide drainage easement located along the front lot line;**

Urban Planning Division Recommendations:

4. **Prior to City Council approval of the Final Plat, the plat shall be revised to comply with lot length to width requirements or a Variance to the Subdivision Regulations**

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shall be obtained;

5. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
6. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted. In addition, surety shall be posted for the road construction plans.

GENERAL COMMENTS: This item was continued at the February 22 and the March 8, 2001 Planning Commission meetings to allow the applicant to submit additional information. This Staff Report has been revised as of 3/11/01. All revised or added text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots. The lots will be .560 acres and .468 acres in size, respectively, and will be known as Lot 34A and 34B of Lot D of Sweetbriar Heights.

Currently, a double wide mobile home is located on proposed Lot 34B and a 10 foot X 60 foot single wide mobile home is located on proposed Lot 34A. The applicant has indicated that the property is being subdivided in order to replace the existing mobile home on Lot 34A with a newer one. The property is located in Pennington County. The two mobile homes are currently considered legal non-conforming structures. Prior to replacement of either mobile home, the property must be subdivided or one of the mobile homes must be removed from the property.

The applicant has also submitted a Subdivision Regulations Variance Request to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot twice as long as it is wide. (See companion item #01SV004.) The applicant has also submitted a waiver request to waive the topographic information requirement.

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Road Improvements: Knox Street currently terminates at the southeast corner of the subject property. Sweetbriar Street then extends north, along the east lot line, and serves as legal access to the property. The Pennington County Highway Department has indicated that Sweetbriar Street from Haven Street to the southern approach of proposed Lot 34B will be rebuilt this coming summer by the Pennington County Highway Department. In addition, Knox Street will be eliminated. Sweetbriar Street will be improved to a 24 foot wide roadway with curb, gutter, sidewalk and street light conduit. Rapid Valley Elementary School is located southwest of the subject property. The road improvement is being proposed in order to improve access to the school. **The Pennington County Highway Department has indicated that Sweetbriar Street, as it abuts the subject property, must be constructed to match the same design standards and grades as the County is proposing to construct. The Pennington County Highway Department is recommending that the applicant enter into an agreement with Pennington County to insure that the applicant's portion of the road improvements along Sweetbriar Street are coordinated with the County's construction project. In addition, the applicant must post surety for the road improvements to insure that the project is completed as required. The Pennington County Highway Department is recommending that the**

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applicant also post surety for the road construction plans to allow the County to coordinate their project with the applicant.

The Street Design Criteria Manual classifies Sweetbriar Street as a subcollector road. As previously indicated the applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb, gutter, sidewalks and street light conduit. The applicant has also submitted a waiver request to waive the topographic information requirement. Currently barrow ditches are located along Sweetbriar Street. Topographic and drainage information must be submitted in order to determine if the barrow ditches can adequately handle drainage along this portion of Sweetbriar Street. Prior to plat approval by the Planning Commission, topographic and drainage information must be submitted for review and approval. **The applicant has submitted topographic information as requested. The Engineering Division has indicated that in lieu of a drainage plan being submitted at this time, a note must be placed on the plat stating that the lowest opening elevation(s) of all new structures shall be located a minimum of one foot above the street elevation. In addition, the plat must be revised to show a twenty-five foot wide drainage easement located along the front lot line. Staff is recommending that the plat be revised as identified prior to City Council approval of the Final Plat.**

Utility Plan: The applicant's site plan identifies an on-site well located on proposed Lot 34B. The property is located within the service boundaries of the Rapid City Sanitary District. Prior to Planning Commission approval of the plat, a Utility Plan identifying the location of water and sewer mains and on-site service lines must be provided. **A Utility Plan has been submitted and approved by the Engineering Division and the Pennington County Highway Department. In addition, Rapid Valley Sanitary District has indicated that the subject property is located within their service boundaries. The Rapid Valley Sanitary District has also indicated that the proposed plat will not create any service issues relative to water and/or wastewater.**

Hawthorne Irrigation Ditch: The Hawthorne Irrigation Ditch is located along the south lot line of the subject property. The plat identifies a "9.7 foot wide easement for irrigation ditch and drainage" located along the south lot line. The Engineering Division has indicated that a drainage plan must be submitted for review and approval to insure that the proposed subdivision does not create drainage issues and/or concerns with regard to the Hawthorne Irrigation Ditch. In addition, the Engineering Division has indicated that the Hawthorne Irrigation Ditch Company must also review and approve the drainage plan. As such, staff is recommending that the drainage information be submitted prior to Planning Commission approval of the plat. **Harold Bies, President of the Hawthorne Irrigation Ditch Committee, has reviewed the proposed plat and has indicated that the 9.7 foot wide easement for the irrigation ditch and drainage, as shown on the plat, is acceptable.**

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that proposed Lot 34A will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

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Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.